



Re: DRC2015-00092 NOVY Coastal County E -Referral, MUP, Los Osos 

Michael Stoker to: Brandi Cummings

03/10/2016 12:34 PM

Cc: Martin Mofield, Cheryl Journey

Brandi,

Please see Buildings comments for DRC 2015-00092 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new single family dwelling of 3,000 sq. ft with an attached garage of 484 sq. ft and workshop of 351 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) Provide details for the stairs, handrails, and guardrails that comply with the California Residential code.
- 4) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.
- 5) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 6) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 7) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 8) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 9) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 10) Fire sprinklers will be required for this project and will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543





Fw: DRC2015-00092 NOVY Coastal County E -Referral, MUP, Los Osos

Kerry Brown to: Brandi Cummings

03/03/2016 02:16 PM

History:

This message has been replied to.

I think Julie may have sent this to the wrong email.

Kerry Brown
Department of Planning and Building
County of San Luis Obispo
805-781-5713
kbrown@co.slo.ca.us

----- Forwarded by Kerry Brown/Planning/COSLO on 03/03/2016 02:14 PM -----

From: "Vanderwier, Julie" <julie_vanderwier@fws.gov>
To: <bcummingsl@co.slo.ca.us>,
Cc: Kerry Brown <kbrown@co.slo.ca.us>
Date: 03/03/2016 02:14 PM
Subject: DRC2015-00092 NOVY Coastal County E-Referral, MUP, Los Osos

for some reason this bounced back.

julie

julie m. vanderwier, senior fish & wildlife biologist
u.s. fish & wildlife service
ventura fish & wildlife office
2493 portola road, suite b
ventura, california 93003
805.644.1766 ext. 222

----- Forwarded message -----

From: **Vanderwier, Julie** <julie_vanderwier@fws.gov>
Date: Thu, Mar 3, 2016 at 2:09 PM
Subject: Re: DRC2015-00092 NOVY Coastal County E-Referral, MUP, Los Osos
To: bcummingsl@co.slo.ca.us
Cc: Kerry Brown <kbrown@co.slo.ca.us>

ms. cummings: please be aware that while the section on environmental information #2 indicated that there are not aware of any unique, rare, or endangered species associated with the project site, this is based upon current surveys for morro shoulderband snail (*Helminthoglypta walkeriana*). please see the attached letter regarding the service's concurrence with the negative results (see attached letter, which would ask be attached to any issued permits) and note that this concurrence comes with a sunset date and

includes the following caveat in the penultimate paragraph:

"As Morro shoulderband snail was not detected onsite and is unlikely to disperse onto the site, we agree with your determination that construction of a single-family residence on the subject

parcels is not likely to result in take of this species. Please note that take of Morro shoulderband snail, in any form, is not authorized by this letter. If Morro shoulderband snails are detected anywhere on the parcel at any time during site preparation and/or the construction process, work activities should cease until the Service can be contacted regarding how to proceed. Please inform Dr. Novy that this concurrence expires on February 4, 2017. If all necessary permits have not been issued and exterior construction is not complete by this date, the Service must be contacted regarding the need for extension. Please note that an extension may require additional survey work."

additionally, it does not appear that surveys were conducted for california seablite (*Suaeda californica*), a federally listed plant species that could occur in the area between where the residence would be constructed and the bay. we recommend that a survey be conducted.

also, it is unclear if this area between the residence and the bay called out as open space is going to be encumbered by placement into an open space or conservation easement? if not, it is not accurate to say that this area would serve as kind of mitigation.

we appreciate your coordination with the service through this project referral if you have any questions, feel free to give me a call.

julie

julie m. vanderwier, senior fish & wildlife biologist
u.s. fish & wildlife service
ventura fish & wildlife office
2493 portola road, suite b
ventura, california 93003
805.644.1766 ext. 222

On Thu, Mar 3, 2016 at 10:48 AM, <plreferrals@co.slo.ca.us> wrote:

**San Luis Obispo County
Planning & Building Department**

DRC2015-00092 NOVY Coastal County E -Referral, MUP, Los Osos

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the

availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Brandi Cummings (805-781-1006 or bcummingsl@co.slo.ca.us)

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[Direct link to NOVY referral package](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 3/3/2016

Planner: Brandi Cummings

Applicant Name: NOVY

Case Number: DRC2015-00092

Project Description: MUP

APN: 0038-732-016 and -017

Referral Response:

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

Agencies:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

Community Advisory Groups:

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

ATTACHMENT 04

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

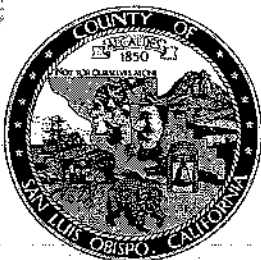
Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins
Current Planning
805/781-4377
dhawkins@co.slo.ca.us



SLO, Los Osos, NFNTR, MSS, 1325 Pasadena, 2015-CPA-0042.pdf



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

RECEIVED

MAR - 3 2016

DATE: - 3/3/2016

PR TO:

pw

TO FROM:

Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
Coastal Team / Development ReviewCOUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: DRC2015-00092 NOVY - Proposed minor use permit for a new single family residence of 3,000 sf, with an attached garage of 484 sf and a workshop of 351 sf. Site location is 1325 Pasadena Dr, Los Osos. APNs: 038-732-016 and -017

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☒ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached

Date

3.4.16

Name

Phone

5271

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00092

NOVY FREDERIC

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
☐ Amendment to approved land use permit ☐ Variance

MINOR USE PERMIT

 CONSTRUCTION OF AN APPROX. 3000 SQ.
 FT. SINGLE-FAMILY RESIDENCE W/ 484 SQ.
 EST/LSOS

 AS CAZ FH LCP RSF SRA
 SSN WET
APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name FREDERICK G. NOVY Daytime Phone _____
 Mailing Address 698 SANTA LUCIA AVE., LOS OSOS Zip Code 93402
 Email Address: _____

☐ Applicant Name SAME AS LANDOWNER Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

☒ Agent Name JEFF EDWARDS Daytime Phone (805) 235-0873
 Mailing Address P.O. BOX 6070 LOS OSOS CA Zip Code 93412
 Email Address: jhedwardscompany@gmail.com

PROPERTY INFORMATION

Total Size of Site: 17,097 SQ. FT. Assessor Parcel Number(s): 038-732-016
 Legal Description: LOTS 3+4 IN BLOCK 4 OF TRACT 40
 Address of the project (if known): 1325 PASADENA DR., LOS OSOS
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SOUTH BAY BLVD TO SANTA YSABEL, GO WEST TO 2ND ST., GO SOUTH TO PASADENA DR. AND TURN RIGHT, SITE ON LEFT
 Describe current uses, existing structures, and other improvements and vegetation on the property: VACANT

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONSTRUCTION OF AN APPROX. 3000 SQ. FT. SINGLE-FAMILY RESIDENCE W/ 484 SQ. FT. GARAGE AND 351 SQ. FT. WORKSHOP.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date 2/22/16

FOR STATE USE ONLY



SAN LUIS OBISPO COUNTY
ATTACHMENT 04
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: March 7, 2016

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00092 Novy MUP, Pasadena Dr., Los Osos, APN 038-32-016 & 017**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Drainage and Flood Hazard information.
2. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.

Public Works Comments:

- A. The proposed project is within the Los Osos Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The proposed project is within a drainage review area. Drainage plan will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- C. The proposed project is within a flood hazard area. A Flood Hazard Plan will be reviewed at the time of Building Permit submittal by Public Works. The applicant should know that the flood hazard boundary at this location is changing. Contact Tim Tomlinson at the County Public Works Dept. for a revised Flood Map.
- D. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

The Post Construction Requirement (PCR) Handbook can be found at:
<http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new+stormwater/PCR+Handbook+1.1.pdf>

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

Fees

2. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Los Osos Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Drainage

3. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
4. **At the time of application for construction permits**, the applicant shall show the 100 year flood hazard boundary on the project plans.
5. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

Storm Water Control Plan

7. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and

sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

ATTACHMENT 04

8. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
9. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

RE: DRC2015-00092 NOVY Coastal County E-Referral, MUP, Los Osos

Robinson, Daniel@Coastal <Daniel.Robinson@coastal.ca.gov>

Fri 3/18/2016 4:00 PM

To: bcummings@co.slo.ca.us <bcummings@co.slo.ca.us>;

Cc: dhawkins@co.slo.ca.us <dhawkins@co.slo.ca.us>;

Hi Brandi – this seems to be missing the “attached letter” referred to in the application material. Could you provide that? that may help our understanding of the project.

Also, as you are aware, this SFD is proposed in the prohibition zone. Obviously issues with wastewater (within prohibition zone) and water (Los Osos is LOS III) with this one. Also have questions about setbacks from Morro Bay.

Thanks,

From: dhawkins@co.slo.ca.us [mailto:dhawkins@co.slo.ca.us] **On Behalf Of** plpreferrals@co.slo.ca.us

Sent: Thursday, March 03, 2016 10:49 AM

Cc: bcummings@co.slo.ca.us; dhawkins@co.slo.ca.us

Subject: DRC2015-00092 NOVY Coastal County E-Referral, MUP, Los Osos

**San Luis Obispo County
Planning & Building Department**

DRC2015-00092 NOVY Coastal County E-Referral, MUP, Los Osos

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Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Brandi Cummings (805-781-1006 or bcummingsl@co.slo.ca.us)

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[Direct link to NOVY referral package](#)

ATTACHMENT 04

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 3/3/2016

Planner: Brandi Cummings

Applicant Name: NOVY

Case Number: DRC2015-00092

Project Description: MUP

APN: 0038-732-016 and -017

Referral Response:

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Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins

Current Planning

805/781-4377

dhawkins@co.slo.ca.us



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

DATE: 3/3/2016

RECEIVED MAR 4 - 2016

TO:

CAL FIRE

FROM:

Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00092 NOVY - Proposed minor use permit for a new single family residence of 3,000 sf, with an attached garage of 484 sf and a workshop of 351 sf. Site location is 1325 Pasadena Dr, Los Osos. APNs: 038-732-016 and -017

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☒ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Fire Plans Attached

Date

4/7/16

Name

Tony Comes

Phone

543-4244



CAL FIRE – SAN LUIS OBISPO

ATTACHMENT 04

FIRE SAFETY PLAN



Date: April 7, 2016

Project Number: DRC2015-00092

Project City: Los Osos

Owner Name: Fredrick Novy

City, State, Zip: Los Osos, Ca. 93402

Agent Name: Jeff Edwards

City, State, Zip: Los Osos, Ca. 93412

Project Description: New 3000sf SFD, with attached garage and workshop.

Project Location: 1325 Pasadena Dr.

Cross Street:

Owner Address: 698 Santa Lucia Ave.

Owner Phone(s):

Agent Address: P.O. Box 6070

Agent Phone(s): 805-235-0873

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling (805) 543-4244, extension #3490.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately 5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is **not** located in State Responsibility Area for wildland fires, and is **not** designated as a ----- Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:

<input type="checkbox"/>	SETBACK 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
<input checked="" type="checkbox"/>	FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code.
<input checked="" type="checkbox"/>	Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
<input checked="" type="checkbox"/>	Mount spare heads & wrench box in garage or near riser. (1 of each type)
<input type="checkbox"/>	TANK A water storage tank is required that gravity feeds a residential fire connection
<input type="checkbox"/>	5000 gallons of minimum water storage is required for fire protection
<input type="checkbox"/>	Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
<input type="checkbox"/>	Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
<input type="checkbox"/>	Automatic Fill, Sight Gauge & Venting System required
<input type="checkbox"/>	Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
<input type="checkbox"/>	System must gravity drain to the Fire Department Connection
<input type="checkbox"/>	Fire connection shall be located on the approach to the structure(s)
<input type="checkbox"/>	Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
<input type="checkbox"/>	Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
<input type="checkbox"/>	Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
<input type="checkbox"/>	If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
<input type="checkbox"/>	Must maintain a 3 foot clear space around the circumference of the connection at all times
<input type="checkbox"/>	Blue dot reflector must be located near fire connection, visible to approaching vehicles
<input checked="" type="checkbox"/>	HYDRANT A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.
<input checked="" type="checkbox"/>	****Must submit a completed Community Water System Verification Form
<input checked="" type="checkbox"/>	Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
<input checked="" type="checkbox"/>	Must be located within 8 feet of the roadway
<input checked="" type="checkbox"/>	Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
<input checked="" type="checkbox"/>	Hydrant must be located within 250 feet of the residence.
<input checked="" type="checkbox"/>	Must maintain a 3 foot clear space around the hydrant at all times

<input type="checkbox"/>	ACCESS ROAD A 20-foot v access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input checked="" type="checkbox"/>	DRIVEWAY must be 12 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input checked="" type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input checked="" type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input type="checkbox"/>	BRIDGE is required to support a fire engine load weight of 20 tons
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input type="checkbox"/>	One-lane bridge: minimum 10' turnouts at both ends, one-way signs, clear visibility
<input type="checkbox"/>	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input type="checkbox"/>	Electric gates shall be maintained <u>operational</u> at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
<input type="checkbox"/>	Must be setback a minimum of 30 feet from the SLO County maintained road
<input type="checkbox"/>	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input type="checkbox"/>	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input type="checkbox"/>	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input checked="" type="checkbox"/>	A Class B non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input checked="" type="checkbox"/>	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments:	

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Tony Gomes

Inspector

Fire Captain